

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 7th April 2008**

There were present: Cllr. Mr. R. Birse – Chairman
Cllr. Mr. M. Buckley – Vice Chairman

Cllrs Dr. D. Atherton Mr. R. Franklin
Mr. P.W. Bagley Mr. A. Hodgkiss
Mrs. B. Beeley Mr. J. Hudson
Mr. W. Cullen Mr. K. Hulme
Mrs. A. Parry
Adele Hayes – OMBC Planning Officer

Apologies Cllrs. Bagley, Bingley, Davenport, Heffernan. B. Lord, P. Lord, McInnes, Shaw

Applications

Ref:	Applicant	Location
PA/054650	Mr R Holland	Freechurch House, 9 – 11 Church Street, Delph, OL3 5DR Conversion of existing dwelling to form 2 no. dwellings
Recommendation APPROVAL		
PA/054679	Mr R Smith	Plot 6, Denshaw Vale, Denshaw Erection of 1 no. dwelling
Recommendation Deferred		
PA/054443	Quantum Star	Lumb Mill, Huddersfield Road, Delph Outline application for residential development comprising 14 no. flats and parking for existing office block with layout, scale, appearance and access to be considered. Landscaping to be reserved.
Recommendation REFUSAL		
Contrary to UDP Policies		
HH/054674	Mr T Renner	5 The Manns, Greenfield, OL3 7LU First floor rear extension forming bedrooms
Recommendation APPROVAL		
PA/054799	Mr Goulden	19 Stonebreaks Road, Springhead, OL4 4BZ Conversion of existing detached house to 3 no. 2 bedroom apartments with associated parking and landscaping
Recommendation APPROVAL		
HH/054704	Mr M Ford	18 Hopkinson Close, Uppermill, OL3 6BB Conversion of garage into habitable rooms
Recommendation REFUSAL		
Road safety issues		
LB/054725	Mrs M Langton	5 Higher Kinders, Kinders Lane, Greenfield, OL3 7BH Conversion of garage/store to lounge, shower room and store including insertion of new framed and mullioned window to front elevation to replace garage door.
Recommendation REFUSAL		
Inappropriate development on a Listed Building		

LB/054726	Mrs M Langton	5 Higher Kinders, Kinders Lane, Greenfield, OL3 7BH Single storey side garage extension
Recommendation REFUSAL		The addition of a lean-to garage to the gable end as shown, is acceptable in principle. However the timber window frames above the garage door on the front are felt to be out of character with the rest of the building as are the corner pillars. The committee would reluctantly accept this glazing arrangement on the rear. The use of matching reclaimed materials is absolutely vital if the character of the property is to be maintained
HH/054727	Mrs M Langton	5 Higher Kinders, Kinders Lane, Greenfield, OL3 7BH Single storey side garage extension
Recommendation REFUSAL		AS ABOVE
HH/054594	Mr and Mrs D Etchells	Dean Head Farm, Dean Head, Diggle Single storey extension forming kitchen following demolition of existing conservatory
Recommendation APPROVAL		Subject to matching reclaimed materials as indicated
HH/054595	Mr and Mrs D Etchells	Dean Head Farm, Dean Head, Diggle Single storey extension forming kitchen following demolition of existing conservatory
Recommendation APPROVAL		As above
PA/054352	Mr Dennis Street	Dobcross Works, Huddersfield Road, Diggle, OL3 5NX Siting of a temporary building to be used as a private hire booking office and erection of 1.8m high aerial on existing building.
Recommendation REFUSAL		Inappropriate development
AD/054457	Mr R Franklin	Post Office, Huddersfield Road, Diggle, OL3 5PJ Erection of non-illuminated notice board
Recommendation APPROVAL		Cllr. Franklin left the meeting for this item
PA/054506	Mr & Mrs Whipp	Barn at Sandbed Farm Cottage, Sandbed Lane, Delph Conversion of existing barn to dwelling house
Recommendation REFUSAL		Contrary to UDP Policy 1.7
PA/054577	Mr & Mrs Wolfenden	Harropdale, Stanedge Road, Diggle, OL3 5NB 1).Construction of 2 no. replacement bays and porch to front elevation. 2) Erection of detached garage. 3) Conversion and alterations to existing outbuildings to form self-contained residential unit as annex to main dwelling and storage facilities.
Recommendation APPROVAL REFUSAL		Of items 1 and 3 Item 2, excessive development in green belt
HH/054614	Mr & Mrs I Brennand	3 Higher Wade Hill Mews, Wade Hill Lane, Grasscroft, 1) First floor side extension forming lounge. 2) Front porch
Recommendation APPROVAL		
HH/054622	Mr G Collins	32 Heywood Fold Road, Austerlands, OL4 4RR Rear dormer extension
Recommendation APPROVAL		
HH/054638	Mr A James	23 Heywood Fold Road, Austerlands, OL4 4RR Front dormer extension forming bedroom
Recommendation APPROVAL		

PA/054642	Mr P Connolly	The Berries, Berry Brow, Greenfield, OL3 7EJ Erection of detached building to be used as a self-contained residential unit as annex to main dwelling Contrary to UDP 1.1,
Recommendation REFUSAL		
PA/054643	Chapman	Land Behind Oak View Mills, Friezland Lane, Greenfield Change of house types to plots 4 and 6
Recommendation APPROVAL		
HH/054653	Mr & Mrs Tumman	8 Buckton Close, Diggle, OL3 5NE Rear conservatory
Recommendation APPROVAL		
HH/054658	Ms H Barrow	20 Church Road, Uppermill, OL3 6EL Two storey rear extension forming dining room and bedroom Subject to use of reclaimed matching materials
Recommendation APPROVAL		
HH/054658	Mr M Brogden	18 Church Road, Uppermill, OL3 6EL First floor rear extension forming bedroom with en-suite bathroom Subject to use of reclaimed matching materials
Recommendation APPROVAL		
HH/054670	Mr R Leslie	5 Poplar Avenue, Grasscroft, OL4 4JX Part single storey / part two storey rear extension forming dining room, kitchen, utility room, w.c., bedroom and bathroom Inappropriate development in green belt
Recommendation REFUSAL		
HH/054677	Mr Sheerin	5 Lower Frenches Drive, Greenfield, OL3 7JD Two storey rear extension and first floor side extension forming kitchen, lounge, bedrooms and bathroom
Recommendation APPROVAL		
PA/054681	S Ingram and Associates	Land rear of 7 – 19 Ashes Lane, Springhead Outline application for 2 no. dwellings and provision of car park with layout and access to be considered. All other matters reserved Inappropriate development on green field site and loss of amenity to local properties
Recommendation REFUSAL		
HH/054682	Mr Tim Partridge	8 Mason Row, Thurston Clough Road, Delph, OL4 3RX Single storey rear extension forming dining room, reconstruction of gable wall and insertion of rooflights
Recommendation APPROVAL		
HH/054692	Mr & Mrs Moloney	149 Manchester Road, Greenfield, OL3 7HJ Two storey side extension forming hydrotherapy pool, lounge and bedroom with en-suite bathroom
Recommendation APPROVAL		
HH/054694	Mr & Mrs Gandy	High Ash, Standedge Road, Diggle, OL3 5NB Two storey side extension forming living room and bedroom with en-suite bathroom In appropriate development in green belt
Recommendation REFUSAL		
PA/054698	Ainsworths	Former Pallet Works, Huddersfield Road, Diggle Change of use from pallet works to building materials supplier for trade and public For a 12 month period
Recommendation APPROVAL		

HH/054710	Mr Iqbal	2 The Spinney, Scouthead, OL4 4BE Part two storey and part single storey side and rear extension forming office, lounge, bathroom, bedroom and kitchen Affect on street scene and local neighbours
Recommendation REFUSAL		
PA/054729	The Board of Governors	St Chads C of E Primary School, Rhodes Ave, Uppermill Extension to existing school building (Cllr. Mr. R. Birse declared an interest)
Recommendation APPROVAL		
HH/054730	Mr D Stott	69 Wellmeadow Lane, Uppermill, OL3 6DU Rear dormer extension
Recommendation APPROVAL		
HH/054733	Mrs K Gough	17 Knowsley Avenue, Springhead, OL4 4BL Part single storey / part two storey side extension forming lounge and bedrooms
Recommendation APPROVAL		
HH/054735	Mr & Mrs Gauld	126 Cooper Street, Springhead, OL4 4QT Single storey extension to front elevation forming lounge (Resubmission of HH/54097)
Recommendation APPROVAL		
PA/054736	Pat Kelly	Land at Pastures House, Huddersfield Road, Scouthead Erection of 1 no. detached dwelling Contra to UDP Policy 1.1, development will detract from setting of original house
Recommendation REFUSAL		
HH/054747	Mr P Jonson	60 Dobcross New Road, Dobcross, OL3 5NP Single storey side and rear extension forming entrance lobby, kitchen and dining room
Recommendation APPROVAL		
PA/054754	Steandeaven Trading	Ground Floor Block A, Gateshead Business Park, Delph New Road, Delph Change of use from office to restaurant
Recommendation APPROVAL		
PA/054756	Ainsworths	Ainsworth DIY, Frenches Works, Chew Valley Rd, Greenfield Change of use from industrial premises to building materials supplier for the trade and public
Recommendation APPROVAL		
HH/054760	Mr B Flanagan	43 Oaklands Park, Greenfield, OL4 4JY Part single storey / part two storey rear extension forming lounge, dining room and bedroom#
Recommendation APPROVAL		
HH/054770	Mr R Buchanan	7 Low Grove Lane, Greenfield, OL3 7LA Single storey rear extension forming lounge
Recommendation APPROVAL		
HH/054774	Mr K Pearson	55A Mossley Road, Grasscroft, OL4 4HB Single storey rear extension forming conservatory and kitchen
Recommendation APPROVAL		

PA/054732 Prosell Building Products Ltd Unit 11 Gateshead Mill, Delph New Rd, Delph
Change of use from carpet dyers to builders merchants premises and yard

Recommendation APPROVAL

HH/054749 Mr J Harding 42 Den Lane, Springhead, OL4 4NN
Extension to existing front dormer and erection of rear dormer to form bedroom with en-suite

Recommendation APPROVAL

PA054780 Brantwood Design & Build Land off Knowsley Avenue, Springhead, Oldham
Resubmission of PA/53114/07 for residential development of 4 no. houses

Recommendation APPROVAL

HH/054782 Dr F Hesten 14 Summershades Lane, Grasscroft, OL4 4ED
Rear conservatory

Recommendation APPROVAL

HH/054630 Mr. S. Widdall 29 Delph Lane, Delph
Front dormer extension, rear dormer extension with balcony and construction of pitched roof above existing rear extension

Recommendation APPROVAL

HH/054523 Mr. D.E. Nuttall 48 Clough Lane, Grasscroft
Single storey rear extension forming kitchen and conservatory (Re-submission of HH/053560/07)

Recommendation APPROVAL

Oldham MBC – Consultation on Open Space, Sport and Recreation provision, Supplementary Planning Document

Draft North West Regional Spatial Strategy – Proposed changes